

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
OCTOBER 4, 2006
COUNCIL CHAMBERS, 12TH FLOOR
CITY ADMINISTRATION BLDG
8:30 A.M.**

NOTE: *Land Use Hearings are held at 8:30 A.M. and are appealable to the Planning Commission. Appeal applications may be obtained on the 3rd floor of the Development Service Department, located at 1222 1st Avenue, San Diego, CA 92101.*

*If a Sign Language Interpreter, aids for the visually impaired, or Alternative Listening Devices (ALD's) are required, please contact the Disability Services Coordinator at 619-236-5679 at least five (5) working days prior to the meeting to ensure availability. **Those items with an asterisk (*) will include consideration of the appropriate environmental document.***

Each item presented on this docket is a Process 3 under the Land Development Code Section 112.0501.

HEARING OFFICERS ASSIGNED TO TODAY'S HEARING: KEN TEASLEY

ITEM-1: **PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE HEARING OFFICER NOT PREVIOUSLY HEARD. REQUESTS TO SPEAK SHOULD BE SUBMITTED TO THE HEARING OFFICER RECORDING SECRETARY AT THE TIME OF THE MEETING. NOTE: 3 MINUTE MAXIMUM PER SPEAKER.**

ITEM-2: **REQUESTS FOR CONTINUANCES.**

ITEM-3: **ITEMS TO BE PLACED ON CONSENT AGENDA.**

ITEM-4: ***Continued from June 7 & August 2, 2006:***

MONDE MAP WAIVER- PROJECT NO. 74870

City Council District: 3 Plan Area: Uptown

STAFF: Cherlyn Cac

Map Waiver to convert twelve residential units and one commercial unit, under construction, into condominiums, including a waiver for undergrounding utilities on a 0.24-acre site. The property is located at **3970 and 3986 9th Avenue** in the CN-1A zone of the Mid-Cities Communities Planned District within the Uptown Community Plan area. Exempt from environmental. Report No. HO-06-137

RECOMMENDATION:

Approve

HEARING OFFICER DOCKET OF OCTOBER 4, 2006

ITEM-5: **3968 DOVE STREET– PROJECT NO. 73695**
City Council District: 3; Plan Area: Uptown

STAFF: Diane Murbach

Map Waiver to waive the requirement for a Tentative Map and Parcel Map to create four condominium ownerships from four residential apartment units under construction. This subdivision would create four residential units for sale. No new development is proposed with this subdivision. The project is located at **3968 Dove Street** in the MR-1000 Zone of the Mid City Communities Planned District, Mission Hills Potential Historic District, within the Uptown Community Plan area. This project was reviewed in the Sustainable Expedite Program, as the project will provide solar power for sustainable buildings as defined by Council Policy 900-14.Exempt from environmental. Report No. HO-06-243

RECOMMENDATION:

Approve

ITEM -6: **3976 DOVE STREET – PROJECT NO. 73701**
City Council District: 3; Plan Area: Uptown

STAFF: Diane Murbach

Map Waiver to waive the requirement for a Tentative Map and Final Map to create six condominium ownerships from six units under construction. This subdivision would create five residential and one commercial condominium unit for sale. No new development is proposed with this subdivision. The project is located at **3976 Dove Street** in the CN-2A Zone of the Mid City Communities Planned District, Mission Hills Potential Historic District, within the Uptown Community Plan area. This project was reviewed in the Sustainable Expedite Program, as the project will provide solar power for sustainable buildings as defined by Council Policy 900-14.Exempt from environmental. Report No. HO-06-244

RECOMMENDATION

Approve

HEARING OFFICER DOCKET OF OCTOBER 4, 2006

ITEM -7: **3964 ALBATROSS MAP WAIVER – PROJECT NO. 86527**
City Council District: 3; Plan Area: Uptown

STAFF: Cherlyn Cac

Map Waiver to convert eighteen residential units and one commercial unit, under construction, into condominiums, on a 0.34 acre site. The property is located at **3990-3964 Albatross Street** in the MR-1000 and CN-2A zone of the Mid-Cities Communities Planned District within the Uptown Community Plan area. . Exempt from Environmental. Report No. HO-06-245

RECOMMENDATION

Approve

ITEM -8: **SAVANNAH VARIANCE – PROJECT NO. 72692**
City Council District: 6; Plan Area: Linda Vista

STAFF: John Cruz

Variance to municipal regulation, 131.0464(d)(2)- which requires "for lots with a width of 50' or less, at least 40% of the length of building facade on the ground floor must enclose habitable area" - in order to build two single family residences on two lots, 3,111 square feet and 3,114 square feet respectively, at **5143 Savannah Street** in the RM-1-1 Zone within the Linda Vista Community Plan. Exempt from Environmental. Report No. HO-06-240

RECOMMENDATION

Approve

ITEM -9: ***AGUIRRE RESIDENCE– PROJECT NO. 61332**
City Council District: 5; Plan Area: Rancho Bernardo

STAFF: Laura Black

Site Development Permit for Environmentally Sensitive Lands to construct a two story, 4,729 square foot single family residence, with attached 1,061 square foot garage, on a vacant 12 acre site located at **18616 Aceituno Street** in the AR-1-2 Zone within the Rancho Bernardo Community Plan. Mitigated Negative Declaration No. 61332. Report No. HO-06-255

RECOMMENDATION

Approve

HEARING OFFICER DOCKET OF OCTOBER 4, 2006

ITEM -10: **JOHN PAUL THE GREAT– PROJECT NO. 101262**
City Council District: 5; Plan Area: Scripps Miramar Ranch

STAFF: Laura Black

Conditional Use Permit, for a limit of six years, to allow 4,328 square-foot office and classroom use within an existing 24,090 square-foot office building on an 1.70 acre site located at **10174 Old Grove Road** in the IP-2-1 Zone within the Scripps Miramar Ranch Community Plan. The project proposes to operate between the hours of 8:00AM and 6:00PM, Monday through Friday, with a maximum of 60 students enrolled with a 30-student maximum per classroom. Exempt from environmental. Report No. HO-06-241

RECOMMENDATION

Approve

ITEM -11: **4063 BRANT STREET MAP WAIVER -PROJECT NO. 99333**
City Council District: 3; Plan Area: Uptown

STAFF: Michelle Sokolowski

Map Waiver to waive the requirements of a Tentative Map to create 3 residential condominiums (under construction), including a request to waive the requirement to underground existing overhead utilities, on a 0.12-acre site located at **4063 Brant Street** in the MR-800B Zone of the Mid-City Communities Planned District, the Residential Tandem Parking Overlay Zone, and the Transit Overlay Zone, within the Uptown Community Plan area. Exempt from environmental Report No. HO-06-246

RECOMMENDATION

Approve

HEARING OFFICER DOCKET OF OCTOBER 4, 2006

ITEM -12: **NTC SHORELINE PLAZA – PROJECT NO. 80411**
City Council District: 2; Plan Area: NTC Precise Plan

STAFF: Cory Wilkinson

Coastal Development Permit application to construct the Shoreline Plaza parking lot and demolish 10 non-historic buildings and miscellaneous sheds/storage building to allow for successful adaptive reuse of adjacent buildings and six building to remain. Existing entitlements allow for approximately 334 spaces at the project location. The proposed lot would accommodate 500 spaces, although overall parking at the NTC project site would remain below maximum spaces anticipated. The Hearing Officer will also be presented with the option for a Coastal Development Permit to only demolish the buildings. The site location is identified as **2768 Chauncey Street** within the Airport Approach Overlay Zone (AAOZ), Airport Environs Overlay Zone (AEOZ), Runway Protection Zone (RPZ), Coastal Overlay Zone (appealable), First Public Roadway, Parking Impact Overlay Zone, CR-1-1, and NTC Historic District. Environmental Impact Report Addendum No. 99081140 (Project No. 80411). Report No. HO-06-254

RECOMMENDATION

Approve